

AMENDING OFFICIAL ZONING MAP

NORTHEAST AND SOUTHEAST QUADRANTS OF GRANITE STREET AND SHERWOOD STREET

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF
GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from RM-18 Residential Multifamily to Conditional District – RM-26 Residential Multifamily (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the eastern right-of-way line of Granite Street, said point being the northwest corner of the property located at 813 Granite Street; thence along said eastern right-of-way line N02°22'54"E 51.37 feet to a point; thence continuing along said eastern right-of-way line N02°25'35"E 137.38 feet to a point; thence crossing Sherwood Street in a northerly direction approximately 50 feet to a point in the intersection of the eastern right-of-way line of Granite Street and the northern right-of-way line of Sherwood Street; thence along said eastern right-of-way line N01°31'25"E 150.00 feet to a point; thence continuing along said eastern right-of-way line N01°31'25"E 70.24 feet to a point; thence leaving said right-of-way line S87°35'30"E 142.97 feet to a point; thence S02°51'49"W 68.09 feet to a point; thence S03°32'25"W 144.60 feet to a point in the northern right-of-way line of Sherwood Street; thence crossing Sherwood Street S03°32'25"W approximately 40 feet to a point in the southern right-of-way line of Sherwood Street; thence along said southern right-of-way line S87°59'02"E approximately 27 feet to a point, said point being the northwest corner of the property located at 1715 Sherwood Street; thence S01°46'53"W 149.70 feet to a point; thence N87°43'30"W 16.71 feet to a point; thence S02°35'13"W 51.34 feet to a point; thence N88°16'31"W 143.32 feet to the point and place of BEGINNING, as shown on "Rezoning Exhibit" prepared by CPT Engineering and Surveying, Inc. and dated March 1, 2006.

Section 2. That the rezoning of RM-18 Residential Multifamily to Conditional District – RM-26 Residential Multifamily is hereby authorized subject to the following use limitations and conditions:

- 1) There shall be no more than 24 residential multifamily units on the subject property.
- 2) The exterior of the residential multifamily buildings shall be primarily brick.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in

Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on June 23, 2006.